001.0	0001	0033.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,300,400	/	1,300,400
USE VALUE:	1,300,400	/	1,300,400
ASSESSED:	1,300,400	/	1,300,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALTER MICHEAL C
Owner 2:	KELLY PATRICIA E
Owner 3:	
Street 1:	30 LAUREL ST
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	FREDERICK/MARIE/JOHN -
Owner 2:	FREDERICK/PAUL/THOMAS -
Street 1:	18 MAGNOLIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1908, having primarily Vinyl Exterior and 3941 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4000.000	868,400		432,000	1,300,400
Total Card	0.092	868,400		432,000	1,300,400
Total Parcel	0.092	868,400		432,000	1,300,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.94 | /Parcel: 329.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

340

GIS Ref

GIS Ref

Insp Date

08/26/17

!33!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0001-0033.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	868,400	0	4,000.	432,000	1,300,400		Year end	12/23/2021
2021	105	FV	830,000	0	4,000.	432,000	1,262,000		Year End Roll	12/10/2020
2020	105	FV	829,900	0	4,000.	432,000	1,261,900	1,261,900	Year End Roll	12/18/2019
2019	105	FV	611,500	0	4,000.	459,000	1,070,500	1,070,500	Year End Roll	1/3/2019
2018	105	FV	611,500	0	4,000.	334,800	946,300	946,300	Year End Roll	12/20/2017
2017	105	FV	574,900	0	4,000.	291,600	866,500	866,500	Year End Roll	1/3/2017
2016	105	FV	574,900	0	4,000.	248,400	823,300	823,300	Year End	1/4/2016
2015	105	FV	506,300	0	4,000.	243,000	749,300	749,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:54:39

LAST REV

Date	Time
09/12/17	08:45:57
ekelly	

USER DEFINED

Prior Id # 1:	340
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 33

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREDERICK/MARIE	55134-328		8/9/2010	Change>Sale	637,000	No	No		
GAETA BRIDGET L	46647-418		12/13/2005	Family	1	No	No		
GAETA BENNIE--E	22281-204		8/10/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2017	666	Re-Roof	12,350	C				
2/1/2011	64	Redo Kit	13,800					& BATH
8/10/2010	977	Redo Kit	13,000					
8/10/2010	980	Redo Kit	13,000					&BATH
4/6/1998	177	Manual	14,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/2/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	2	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.91640949
Const Adj.:	1.00979996
Adj $ / SQ:	166.570
Other Features:	177000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	910272
Depreciation:	41873
Depreciated Total:	868400

COMMENTS

BK; 8267 PG; 534 648-4053.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	3	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	15	BRs:	9	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

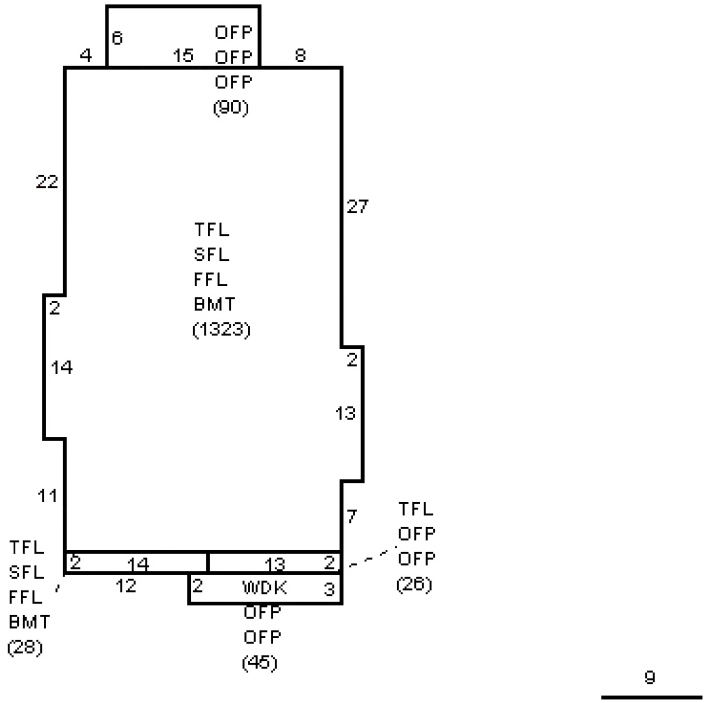
No Unit	RMS	BRS	FL
3	5	3	
Totals			
3	15	9	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.57
Special Features:	0	Val/Su Net:	151.05
Final Total:	868400	Val/Su SzAd	220.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,351	49.970	67,511
FFL	First Floor	1,351	166.570	225,036
SFL	Second Floor	1,351	166.570	225,036
TFL	Third Floor	1,239	166.570	206,431
OFP	Open Porch	412	20.710	8,531
WDK	Deck	45	16.160	727
	Net Sketched Area:	5,749	Total:	733,272
Size Ad	3941.2999	Gross Area	5887	FinArea 3941

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0001-0033.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X6	A	AV	2005	0.00	T	11.2	105						

More:	N	Total Yard Items:		Total Special Featues:	Total: